



City of Rockville

## MEMORANDUM

January 8, 2004

TO: Planning Commission

FROM: Deane Mellander, Planner III

VIA: Robert Spalding, AICP, Chief of Planning

SUBJECT: Recommendation on Zoning Text Amendment TXT2003-00205, to Modify the Parking Standards for Size and Number of Spaces Under the Optional Method in the Town Center Zone Performance District

The Mayor and Council have authorized the filing of this text amendment in order to provide for flexibility in the provision of parking within the Town Center. Currently, the code requires that all parking spaces be 9 feet wide by 18 feet long. Within the Town Square PDP, the developer has proposed that parking spaces designated exclusively for residential parking be reduced to 8.5 feet wide. This maximizes the number of spaces available within the most compact building envelope.

As drafted, the text amendment proposes to allow the reduced size spaces only as part of an integrated parking plan within an approved Preliminary Development Plan (PDP) within the Town Center. Such spaces must be designated exclusively for residential use.

The rationale is that the narrower spaces can be used for residential parking because all the residents will be parking in the same spot, and will therefore be familiar with entering and leaving their space. Thus, the spaces can be slightly smaller without creating problems. Staff notes that in Montgomery County, eight and a half feet is the standard parking space width anywhere in the County. Therefore, County residents should not have difficulty using these spaces.

The text amendment allows the flexibility in the provision of the total parking requirement. Currently, the approved PDP provides the minimum number of spaces allowed, including a 40% reduction. The parking plan provided by the developer is based on a parking demand system somewhat different from the City's. Therefore, the text amendment allows for approval of parking using either the current parking distribution allowed under Sec. 25-693, or with the

approval of an integrated parking demand program on City-owned land or land purchased from the City within the Town Center.

The parking space size reduction will apply to development on Blocks 1&2, 3B, 4 and 5 of the Town Square development. The alternate method of determining parking demand will essentially apply only to the Town Square development, including the new library. Staff is supportive of the text amendment to increase the development flexibility within the Town Center development. Further refinement of the text amendment will be considered following the public hearing on January 20, 2004.

DM

Attachment: Proposed Text Amendment